

Hugo Vargas
Commissioner

Kevin Holland
Commissioner



Jackie Ratica
Commissioner

Bobbie Spratt
Commissioner

"The City of Oaks"

Vince Ross
Mayor

MONTHLY STAFF REPORT

Code Enforcement - September 2026 Brief Summary

Code Enforcement remained active throughout September, ending the reporting period with 116 open cases. Staff opened 12 new cases, closed 26 cases, and conducted 126 site inspections. Inspection activity included follow-up inspections on open cases, complaint-based inspections, proactive enforcement activities, and site walk-throughs with property owners.

The department was tracking 131 individual open violations at the end of the reporting period. Staff continued to emphasize voluntary compliance while pursuing formal enforcement when necessary. Enforcement and administrative activity included courtesy notices, notices of compliance, hearing changes, zoning postings, and lien research. September also included a new activity being tracked in the monthly report: 10-day abandoned vehicle towing warnings. Staff issued seven warning tags during the month as part of enforcement involving abandoned vehicles. City Dock activity remained limited during September, with one reservation and \$36.16 in revenue deposited. Safety and Emergency Management activity was limited during the reporting period. As part of ongoing facility security improvements, Knox Box doors were returned to the manufacturer for rekeying to ensure proper keying and access for emergency response personnel.

Overall, the department maintained a steady level of enforcement and inspection activity during September while continuing to reduce and resolve active cases.

Zane Mungillo
Code Enforcement Officer

MONTHLY STAFF REPORT

Department: Code Enforcement
Reporting Period: September 2026

CODE ENFORCEMENT ACTIVITY

Total Open Cases at Month End: 116

New Cases Opened: 12

Cases Closed: 26

Enforcement actions taken during the month include:

Courtesy Notices Issued: 1

Notices of Compliance Issued: 3

Notices of Hearing Changes: 6

10-Day Abandoned Vehicle Towing Warnings: 7

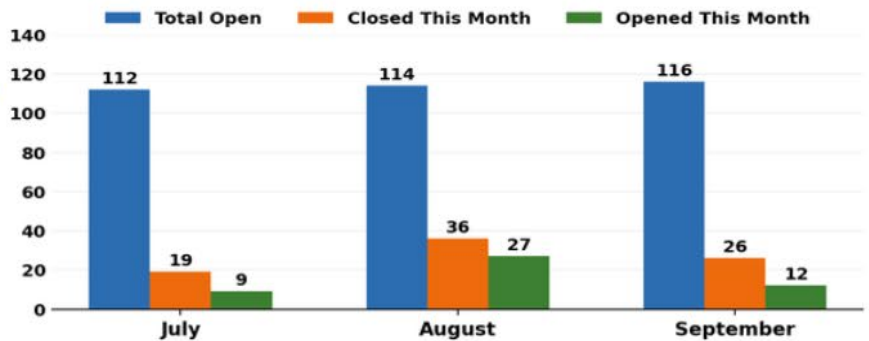
Additional enforcement and administrative actions:

Zoning Postings: 1

Lien Searches Conducted: 1

CODE ENFORCEMENT CASE ACTIVITY COMPARISON

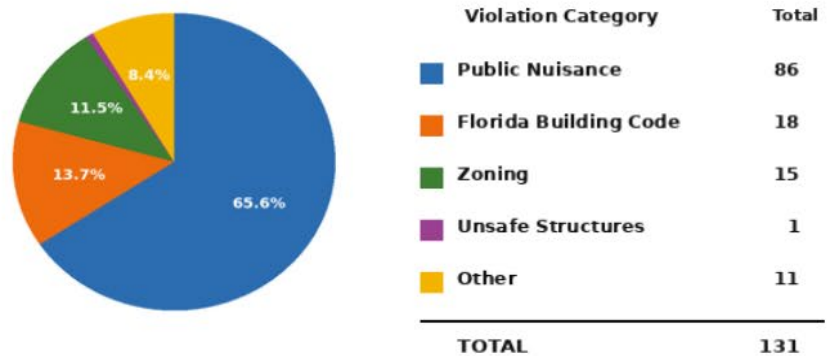
(July - August - September 2026)



CODE ENFORCEMENT VIOLATIONS - TOTAL OPEN VIOLATIONS

(September 2026)

TOTAL OPEN VIOLATIONS: 131



INSPECTIONS & ENFORCEMENT ACTIVITY

Total Site Inspections Conducted: 126

Inspections included follow-up inspections on open cases, complaint-based inspections, proactive enforcement activities, and site walk-throughs with property owners.

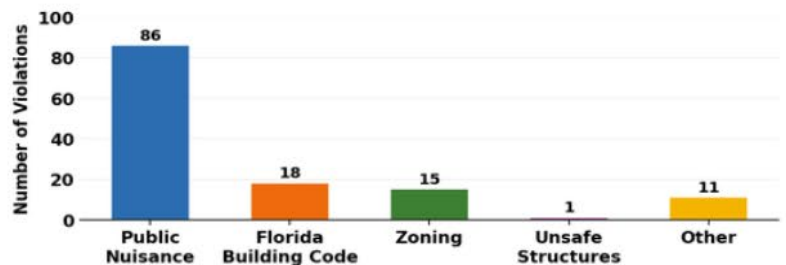
REPORTING METHODOLOGY UPDATE

Violations are counted individually rather than by property. Properties with multiple violations are reflected separately for each violation.

Blank entries in the source pivot table are excluded from the reported open-violation total.

CODE ENFORCEMENT VIOLATIONS - TOTAL OPEN VIOLATIONS

(September 2026)



CITY DOCK ACTIVITY

City Dock activity during the reporting period included:

Total Reservations: 1

Total Revenue Deposited: \$36.16

Revenue reflects monies deposited during the reporting period.

SAFETY & EMERGENCY MANAGEMENT

- Knox Box doors were returned to the manufacturer for rekeying to ensure proper keying and access for emergency response personnel.

SUMMARY